

T. F. RYAN BUYS 5TH AVE. BUILDING

Takes at Auction the Structure
on the Lenox Mansion Plot
at Twelfth Street.

HELD SECOND MORTGAGE

Dental College Buys More Land
in East Forty-second Street
for Building Site.

THE NINETEEN STORY LOFT BUILDING

erected last year by Henry Corn on the site of the old Lenox mansion, at the northeast corner of Fifth avenue and Twelfth street, which he bought from Thomas E. Ryan, was sold at auction yesterday and bought in by Mr. Ryan. The action was brought by Mr. Ryan, who held the second mortgage of \$500,000 on the property. Robert E. Dowling, president of the City Investing Company, acted for Mr. Ryan. Before the sale Charles H. Strong, the referee, announced through Auctioneer Herbert A. Sherman that those who wished to bid on the property would be required to deposit a certified check for \$10,000 to show good faith. Mr. Dowling handed up to Mr. Strong his personal check for that amount. No others were offered and Mr. Sherman asked Mr. Dowling what he would pay for the big structure. "Four hundred and fifty thousand dollars," replied Mr. Dowling, and with that Mr. Sherman struck down the bidding to him. Later Mr. Dowling said he was acting for Mr. Ryan.

There is a first mortgage of \$1,250,000 on the property, held by the Equitable Life Assurance Society. With the bid made by Mr. Dowling and accrued interest the selling price was \$1,714,533. Mr. Corn held the property in the market at \$2,000,000.

He bought the site from Mr. Ryan in March, 1911. Shortly after the well-known brownstone mansion, a centre of early life in New York, was torn down and the loft building started. When Mr. Corn bought the corner, a plot 131x150, he got Mr. Ryan to take a second mortgage of \$500,000, with the understanding that if the interest on the mortgage was not paid within a specified time after it was due Mr. Ryan had the right to foreclose. Mr. Corn was not on time with his last payment and Mr. Ryan ordered his attorney, John Quinn, to foreclose the mortgage.

SALES IN MANHATTAN.

WEST 57TH STREET.—The Frederick T. Barry Company has sold for Abraham and Leo L. Schwab 134 East Fifty-seventh street, southwest corner of Lexington avenue, a five story business building on lot 22x62.5.

WEST 131ST STREET.—Senior & Stou have resold 124 West 131st street, a three story and basement dwelling, on lot 18x99.11, to A. Warmatis. The sellers bought the property about two weeks ago from the Hogenempen estate.

WEST 184TH STREET.—The Douglas Robinson, Charles S. Brown Company has sold to Douglas Robinson the plot 25x179.10 on the north side of 184th street, 95 feet east of Audubon avenue, running through to 185th street. Mr. Robinson owns the adjoining 50 feet to the west, and on the combined site he will erect a five story apartment house. The property just purchased was formerly a part of a larger tract which was bought by Mr. Robinson's mother in 1882 and sold at auction in 1891.

EAST 42D STREET.—The New York College of Dentistry has bought from James De W. and Walter Cutting 326 and 328 East Forty-second street, two three story and basement dwellings on plot 33x188.9, between First and Second avenues. The college took title yesterday to the adjoining property at \$30 to \$35, and with the above purchase it now has a plot 100x98.9, on which a new college building will be erected in the near future.

WEST 121ST STREET.—Dr. H. J. Lecky has sold to Leonard Weil 115 West 121st street, a three story and basement dwelling on lot 20x100.11, between Lenox and Seventh avenues.

STANTON STREET.—Englander & Schwartz, as representatives of a Jewish congregation, have purchased from the estate of Jette Bitten the five story building with stores on lot 20x133.6, at 180 Stanton street, located on the west of Attorney street. The structure will be extensively altered for use as a synagogue.

FIRST AVENUE.—Harry Lippman and Lowfeld & Frazer have resold 67 First avenue, northwest corner of Fourth street, a five story tenement on lot 24x59.3. The sellers bought the property at auction on February 11 for \$45,500. Frank Gens is the purchaser in the present deal.

WEST 114TH STREET.—Edward L. Montgomery, Jr., has sold 34 West 114th street, a three story and base-ment dwelling on lot 17x100.11. The buyer gave in exchange three houses in The Bronx.

TRANSACTIONS IN THE BRONX.

PUBLIC OFFERINGS YESTERDAY IN MANHATTAN AND THE BRONX.
(AT 14 VERSITY STREET)
HERBERT A. SHERMAN.

27TH ST. E. S. 100 FT.—A plot 151x189.8, 1st st left and st ridge—T. F. Ryan. Henry Corn et al. atty. due \$82,687.75, plus \$1,000,000, or \$1,082,687.75, to the plaintiff for \$1,171,500.

BY SAMUEL GOLDSTEIN.
25TH AV. 1710, w. s. 50x 120ft. at 23x80.5, 1st st left and st ridge—John J. McCarthy et al. atty. due \$117,500, plus \$1,000,000, or \$1,127,500 to the plaintiff for \$1,117,500.

BY HENRY BRADY.
125TH ST. E. S. 100 FT.—A plot 151x189.8, 1st st left and st ridge—T. F. Ryan. Henry Corn et al. atty. due \$82,687.75, plus \$1,000,000, or \$1,082,687.75, to the plaintiff for \$1,171,500.

BY JOSEPH P. DAY.
27TH AV. 2105, e. s. 24.11 x 130ft. 15x81.5, 5 st front and st ridge—David Fawcett et al. atty. due \$1,000,000, or \$1,000,000, or \$1,000,000 to a first mort. of \$1,000,000 to the plaintiff for \$1,117,500.

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BY MICHAEL H. GILLESPIE.
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